

## **Brentwood Planning Board**

### **Minutes – May 1, 2014**

Members Present: Bruce Stevens, Chairman      Bob Magnusson  
Rob Wofchuck      Mark Kennedy, Alternate  
Glenn Greenwood, Circuit Rider Planner

#### **7:00 open**

#### **Minutes – Mail – Board Business**

Stevens opened the meeting at 7:00 pm.

The manifest was signed.

Motion made by Wofchuck, 2<sup>nd</sup> by Magnusson to give Kennedy and St. Hilaire voting rights: all were in favor.

Motion made by Wofchuck, 2<sup>nd</sup> by Stevens to approve the April 17 minutes: the motion carried with Magnusson abstaining as he was not present.

Jamie Houle and Dan Bourdeau were present to provide members with an update of the Green Infrastructure Project that will take place at the Library. They explained the importance of stormwater management, the MS4 permit, along with the nutrient impairments in Great Bay. During their power point presentation they explained the pollutant load map and its use as a planning tool. Bourdeau gave a detail of the proposed systems to be installed at the library and the the maintenance and care.

The Library project will begin mid-May and end by early July. Stevens thanked them for their time this evening.

#### **Public Hearings**

**Continued Hearing: Amendment to a Previously Approved Site Plan:** Nordins, LLC tax map 204.003  
Applicant has requested a continuance to June 5<sup>th</sup>.

Motion made by Magnusson, 2<sup>nd</sup> by Kennedy to continue this hearing to June 5<sup>th</sup> at 7:00 pm: all were in favor.

**Public Hearing:** Discussion on proposed amendments to the Brentwood Zoning and Land Use Documents Subdivision and Site Ordinances relating to Fire Suppression.

Brentwood Fire Inspector Jon True was present for this discussion. He said he would like better communication from Nick Cricenti of SFC Engineering, with regards to applications brought before the Planning Board. True would like Cricenti to communicate with the BFD prior to submitting any comment letters to the PB, and include any BFD input as appropriate. He said that the State RSA states that the fire department has final decision of some items, as to what can and cannot be done or required. He said that the PB is making decisions based on Cricenti's recommendation, and True said that the State fire Code has to be enforced at the minimum standard, and enforced through the fire chief.

True said that a "reliable water source" is any credible source within 2,200 feet. He said the ISO (Insurance Service Office) Standard for a cistern is 250 gpm for two hours, same as required in NFPA 1. He said the FD is asking for a minimum of a 35,000 gallon cistern to meet both NFPA and ISO requirements. True said that, for example, there is a credible water supply within 2,200 feet for both the proposed donut shop, and the Nordin site, and it is possible for them to contact the owners of those sites to work out an agreement, and no cistern would be required on the sites. He went on to say that, under state law, the FD can access any water source for any fire. Trues concerns are that Cricenti is taking into account the calculations of 1142 and is not taking into

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account fire departments in the area, firefighter apparatus, what they can and can't get. He said the PB needs the resources of both the BFD and our licensed fire consultant. True said Cricenti can address issues during the plan review and has the ability to work with the applicant to correct an issue, he is a licensed fire protection engineer, where the BFD is the authority having jurisdiction to approve or deny. He said the State RSA grants the fire chief total authority to enforce NFPA 1 and NFPA 101. He said NFPA 1142 is a reference guideline, and NFPA 1 is a code that has to be enforced. True said the PB needs both the FD and SFC involved in the review process.

He said there is a hydrant on private property off Mohawk that they could not get a fire truck to. St. Hilaire will check for an easement to this.

With regards to proposed amendments, True suggested changing appropriate portions to say Brentwood Fire Department and the PB agent. This will be discussed further.

Motion made by Magnusson, 2<sup>nd</sup> by Stevens to continue this hearing to June 5<sup>th</sup> at 7:00 and ask Cricenti to attend, as well as True: all were in favor. Stevens thanked True for coming tonight.

**Board Business**

The Board is in receipt of a letter from the NHDMV, asking if PB & J Auto can hold a retail vehicle dealer license at the Nordin site (tax map 204.003). They currently hold an inspection station license at this site.

Motion made by Magnusson, 2<sup>nd</sup> by Kennedy to request more information, as there is no area for display at this site, and ask the applicant what their intentions are before making a final decision: all were in favor. This site is currently before the Board for an additional building, and Greenwood said this could be discussed during that review, and if necessary the plan can be revised during the SPR process to show a display area.

Also have a letter from the DMV, asking if Precision Marine & Motor Sports can hold a motorcycle inspection license and motorcycle dealer license at 351 Rte 125 (tax map 208.078). This is a continuation of a previously approved use.

Motion made by Kennedy, 2<sup>nd</sup> by Magnusson to approve the use and authorize Stevens to sign the application: all were in favor.

Have a request from Countryside B.I.S Development, and a recommendation from town engineer Steve Cummings for the final release of the bond being held for their site plan (tax map 216.027) in the amount of \$5,120 plus interest. Owner asked that any invoices incurred for this (but not yet received) to be paid from this and the balance then returned.

Motion made by Magnusson, 2<sup>nd</sup> by Kennedy to approve this request: all were in favor.

Have a request from the Fire Fly developer, and a recommendation from Steve Cummings that the remaining construction bond be released, this being based on the work completed. There is a site walk for this on Saturday. The bond has \$71,020.75, plus interest. There will be costs incurred for the inspections, recording of the deed, and legal review of the roadway deed. Magnusson asked why any bond would be released prior to the site walk, and Stevens said that they had the recommendation of the town engineer. The PB office does not have a copy of the construction bond estimate that shows the work complete. Stevens said the PB has no authority to keep funds that is for specific projects, once completed. Magnusson said there may be issues found at the site walk. St. Hilaire will contact the developer and request that the construction bond estimate, showing the completed work, be available for the site walk.

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Motion made by Kennedy, 2<sup>nd</sup> by Stevens to release \$50,000, pending the results of the site walk. Stevens, Kennedy and St. Hilaire voted yes, Wofchuck and Magnusson voted no. The motion carried.

The highway department dropped off a short list of items of concern for the Fire Fly development. Stevens said those will be addressed at the site walk on Saturday.

The affidavit for the Gates Revocation was signed by the Board. It cannot be legally recorded until 30 days from April 30<sup>th</sup>, and then the Letter of Credit can be released.

Members were reminded of the first site walk to take place, the Mill Pond Crossing, beginning at 9 am, with the Fire Fly walk to follow.

Respectfully Submitted,

Kathy St. Hilaire  
Administrative Assistant,  
Brentwood Planning Board